

HEWITT TEXAS

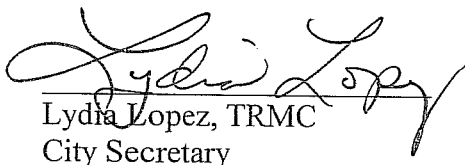
NOTICE OF MEETING OF THE GOVERNING BODY

Notice is hereby given that a **Workshop** meeting of the governing body of the City of Hewitt will be held on the **20th day of August, 2012 at 6:30 PM** in **Hewitt City Hall, 105 Tampico Drive**, Hewitt, Texas, at which time the following subjects will be discussed:

1. Briefing and discussion concerning the August 14, 2012 Builder's Meeting.
2. Update concerning Hewitt Park Playground proposals.
3. Review of regular meeting agenda items.
4. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Hewitt, Texas was posted on the Public Notice Board located in front of City Hall at 9:00 ~~AM~~ PM on August 17, 2012.

CITY OF HEWITT


Lydia Lopez, TRMC
City Secretary

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact the Hewitt City Secretary at (254) 666-6171 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.

HEWITT TEXAS

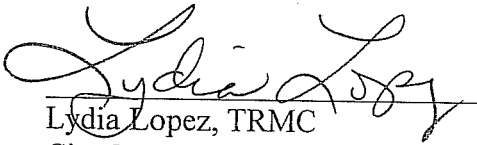
NOTICE OF MEETING OF THE GOVERNING BODY

Notice is hereby given that a **Regular** meeting of the governing body of the City of Hewitt will be held on the **20th day of August, 2012 at 7:00 PM in the City Council Room at Hewitt City Hall, 105 Tampico Drive, Hewitt, Texas,** at which time the following subjects will be discussed:

1. Consider approval of minutes of the City Council Budget Dinner Workshop/Special Called Meeting of August 13, 2012.
2. Hear visitors on matters pertaining to city business.
3. Conduct second public hearing on the 2012 Tax Rate
4. Set August 27, 2012 at 7:00 PM at 105 Tampico Drive, Hewitt City Hall as the date, time and place to vote on the 2012 tax rate.
5. Public hearing and action on an ordinance rezoning land located on the corner of Farm to Market Highway No. 1695 and Ritchie Road more commonly known as 27.988 Acres out of the Carlos O'Campo Grant, Abstract No. 32 McLennan County, Texas, being a portion of that called 63.210 acre tract of land described in a deed to JEV Properties, LLP of record as Instrument No. 2007033160 in the Official Public Records of McLennan County, Texas from C-1, Restricted Commercial to R-1, Single Family.
6. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Hewitt, Texas was posted on the Public Notice Board located in front of City Hall at 9:00 AM PM on August 17, 2012.

CITY OF HEWITT


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COUNCIL AGENDA ITEM FORM

MEETING DATE: August 20, 2012

AGENDA ITEM #: 1

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Consider approval of minutes of the City Council Budget Workshop/Special Called Meeting of August 13, 2012.

STAFF RECOMMENDATION/ITEM SUMMARY:

Attached is a draft copy of the minutes of this meeting. Please review and advise if any corrections are needed.

ATTACHMENTS:

Draft Minutes

HEWITT TEXAS

MINUTES OF A CITY COUNCIL BUDGET WORKSHOP/REGULAR MEETING HEWITT CITY HALL – 105 TAMPICO DRIVE August 13, 2012 - 5:30/7:00 PM

Members Present: Mayor Wilbert “Walky” Wachtendorf (presiding); Mayor Pro Tem Ed Passalugo; Council Members Charles D. “Charlie” Turner, Vincent R. “Pike” Anderson, Bill Fuller, James Vidrine, and Ronnie McNiel

Staff Present: City Engineer Nancy Turner, City Manager Adam Miles, Assistant City Manager Jim Barton, Police Chief James Devlin, Deputy Police Chief Tuck Saunders, Deputy Fire Chief Lance Bracco, Finance Director Lee Garcia, Human Resources/Civil Service Director Susana Garcia-Gilmore, Community Development Director Bruce Braley, Utilities Director James Black, Library Director Waynette Ditto, and City Secretary Lydia Lopez

Staff Absent: City Attorney Charlie Buenger

Dinner Workshop – 5:30 PM

1. City Manager presented an update on municipal business:
 - a. Report from City Engineer including review and discussion of Capital Improvement Projects.
 - b. A briefing and discussion was held concerning request for alley abandonment between 1st and 2nd Street.
 - c. A briefing and discussion was held concerning increase of the minimum square footage of structures in the R-1, single family home district.
 - d. Update concerning request for proposals for Hewitt Park playground.
 - e. Update on Community Services Building Renovations.
 - f. Briefing and discussion was held concerning long range facility planning for City buildings.
 - g. Public Safety – Fire & Police
2. Regular meeting agenda items were reviewed.
3. Interview of prospective board or commission member was conducted. **Note: This item was held after conclusion of the following Executive Session.**
4. *Motion was made by Charlie Turner, second by Ed Passalugo to convene Executive Session at 6:34 pm pursuant to the Open Meetings Act, Chapter 551, Texas Government Code to discuss the following:*

- Pursuant to §551.072 of the Open Meetings Act. *Tex. Gov't Code*, Council will meet in Executive Session to discuss the purchase, exchange, lease, or value of real property.
- 5. *Motion made by Pike Anderson, second by Charlie Turner to close Executive Session at 6:42 pm; seven in favor, motion passed.*
- 6. *Adjourn. Motion was made by Pike Anderson, second by Charlie Turner to adjourn the meeting at 6:58 pm; all seven in favor, motion passed.*

REGULAR SESSION – 7:00 PM

1. **CONSIDER APPROVAL OF MINUTES OF THE CITY COUNCIL BUDGET WORKSHOP/SPECIAL CALLED MEETING OF JULY 30, 2012.** *Motion by Charlie Turner, second by Ed Passalugo to approve the minutes as submitted but allow for additional corrections; all seven in favor, motion passed.*
2. **CONSIDER APPOINTMENT TO THE PLANNING & ZONING COMMISSION.** *Motion by Pike Anderson, second by Charlie Turner to appoint Douglas Bennett; all seven in favor, motion passed.*
3. **ADMINISTER OATH OF OFFICE TO NEWLY APPOINTED MEMBER OF THE PLANNING & ZONING COMMISSION.** Mayor Wachtendorf administered the oath of office to Mr. Douglas Bennett.
4. **HEAR VISITORS ON MATTERS PERTAINING TO CITY BUSINESS.**
NONE
5. **CONDUCT THE FIRST OF TWO PUBLIC HEARINGS ON THE 2012 TAX RATE.** Mayor Wachtendorf opened the public hearing. Those speaking in favor: none. Those speaking against: none. The public hearing was closed.
6. **CONDUCT PUBLIC HEARING ON THE FISCAL YEAR 2012-2013 GENERAL FUND, WATER & SEWER FUND, DRAINAGE FUND, HOTEL FUND AND CAPITAL PROJECT FUND BUDGETS.** Mayor Wachtendorf opened the public hearing. Those speaking in favor: none. Those speaking against: none. The public hearing was closed.
7. **SET AUGUST 27, 2012 AT 7:00 PM AT THE HEWITT CITY HALL AS THE DATE TO VOTE ON THE 2012 TAX RATE.** *Motion was made by Ed Passalugo, second by Charlie Turner to set August 27, 2012 at 7:00 PM at the Hewitt City Hall as the date to vote on the 2012 Tax Rate; all seven in favor, motion passed.*

8. **AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH RBDR, PLLC FOR THE CONDUCT OF A FACILITIES STUDY.** *Motion by Bill Fuller, second by Pike Anderson to approve; all seven in favor, motion passed.*
9. **AUTHORIZE THE PURCHASE OF VEHICLES AND HEAVY EQUIPMENT WITH FUNDS FROM FY 2011-2012 BUDGET.** *Motion by Charlie Turner, second by Ed Passalugo to approve the purchase of two Ford Police Interceptors with radar and video equipment, one Flex-Wing Rotary Cutter attachment, two Zero Turn Radius Mowers in the amount of \$110,963.54; all seven in favor, motion passed.*
10. **ADJOURN.** *Charlie Turner moved, second by Pike Anderson to adjourn the meeting at 7:10 pm, all seven in favor, motion passed.*

Approved: August 20, 2012

Lydia Lopez, City Secretary

Wilbert Wachtendorf, Mayor

HEWITT TEXAS

ITEM #2 – HEARING OF VISITORS

CITIZEN PARTICIPATION AT MEETINGS

1. All citizens are encouraged to discuss matters of concern with the staff and individual council members prior to placing items on the agenda. Many times this will expedite a resolution or allow proper investigation of the matter for presentation to the entire council.

NO CITIZEN NOR STAFF MEMBER MAY SPEAK NOR OTHERWISE INTERRUPT ANY MEETING UNTIL RECOGNIZED BY THE PRESIDING OFFICER.

2. To maintain decorum at public hearings, the mayor will ask the citizens present if they wish to speak for or against the item on the agenda. If so, they will be given an opportunity to do so at the proper time, when recognized by the chair. If more than five citizens wish to address the council on any single agenda item, those citizens are advised to select spokespersons to present their case.
3. Citizens who wish to bring up a matter that pertains to city business or address an item on the agenda may do so, but only under the agenda item “Hear Visitors.” **The council is prohibited by law from discussing or acting on any item that has not been posted on the agenda.**
4. **Citizens addressing the city council on items not on the agenda shall be limited to five minutes each. Total time for presentations on any one item or topic shall be limited to twenty-five minutes. The city council members shall not enter into discussion on any subject not properly placed on the agenda; however, the council members may ask questions for clarification purposes.**
5. As a general rule, citizens may not participate in the discussion of the council workshop session.



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 20, 2012

AGENDA ITEM #: 3

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Conduct second public hearing on the 2012 tax rate.

STAFF RECOMMENDATION/ITEM SUMMARY:

Chapter 26, Section 26.05(d) of the State of Texas Tax Code requires that a municipality hold two public hearings on the proposed tax rate. This will be the second public hearing. The Mayor will open the public hearing to receive any comments and then close the hearing. Members of the public are encouraged to attend the hearings and express their views. No action is required of the Council.

The proposed FY 2012-2013 Budget has been posted on the City's website at www.cityofhewitt.com and is available for public review at Hewitt City Hall and the Library. The proposed budget is balanced and is based on an ad valorem property tax rate of .514977 per \$100 valuation. The proposed rate is the same as the current FY 2011-2012 tax rate. No increase to the ad valorem tax rate is proposed at the time.

ATTACHMENTS:

None



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 20, 2012

AGENDA ITEM #: 4

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Set August 27, 2012 at 7:00 p.m. at 105 Tampico Drive, Hewitt City Hall as the date, time and place to vote on the 2012 tax rate.

STAFF RECOMMENDATION/ITEM SUMMARY:

Chapter 26, Section 26.06(d) of the Texas Tax Code states that “at the public hearings the governing body shall announce the date, time and place of the meeting at which it will vote on the proposed tax rate.” Attached is the notice required to be published on August 22, 2012.

ATTACHMENTS:

Notice

Notice of Tax Revenue Increase

The City of Hewitt conducted public hearings on 8-13-12 and 8-20-12 on a proposal to increase the total tax revenues of the City of Hewitt from properties on the tax roll in the preceding year by .029%.

The total tax revenue proposed to be raised last year at last year's tax rate of .514977 for each \$100 of taxable value was \$3,100,000.

The total tax revenue proposed to be raised this year at the proposed tax rate of .514977 for each \$100 of taxable value, excluding tax revenue to be raised from new property added to the tax roll this year, is \$3,106,474.

The total tax revenue proposed to be raised this year at the proposed tax rate of .514977 for each \$100 of taxable value, including tax revenue to be raised from new property added to the tax roll this year, is \$3,160,000.

The City Council is scheduled to vote on the tax rate that will result in that tax increase at a public meeting to be held on 8-27-12 at City Hall, 105 Tampico Drive, P.O. Box 610, Hewitt, Texas, at 7:00 p.m.



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 20, 2012

AGENDA ITEM #: 5

SUBMITTED BY: Bruce Braley, Director of Community Development

ITEM DESCRIPTION:

Public hearing and action on an ordinance rezoning land located on the corner of Farm to Market Highway No. 1695 and Ritchie Road more commonly known as 27.988 Acres out of the Carlos O'Campo Grant, Abstract No. 32 McLennan County, Texas, being a portion of that called 63.210 acre tract of land described in a deed to JEV Properties, LLP of record as Instrument No. 2007033160 in the Official Public Records of McLennan County, Texas from C-1, Restricted Commercial to R-1, Single Family.

STAFF RECOMMENDATION/ITEM SUMMARY:

The Planning & Zoning Commission met on August 7, 2012 to review the request to rezone and by unanimous vote recommend approval to the City Council of the zoning change request from C-1 to R-1 for the 27.988 acres of property as described above.

ATTACHMENTS:

Draft Ordinance

ORDINANCE NO. 2012-8-20-1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS AMENDING ORDINANCE NO. 11-15-99 AND ALL AMENDMENTS THERETO, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF HEWITT, TEXAS, CHANGING THE ZONING CLASSIFICATIONS OF THE HEREIN DESCRIBED PROPERTY FROM C-1 (RESTRICTED COMMERCIAL), TO R-1 (SINGLE FAMILY DISTRICT) PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the Code of Ordinances of the City of Hewitt, JEV Properties has requested the rezoning of land (For legal description, see Exhibit A) located on the corner of Farm to Market Highway No. 1695 and Ritchie Road more commonly known as 27.988 acre tract of land out of the Carlos O'Campo Abstract No. 32, McLennan County, Texas from C-1 (Restricted Commercial) to R-1 (Single Family District); and

WHEREAS, a public hearing of the Planning and Zoning Commission at which parties in interest and citizens had an opportunity to be heard was held on August 7, 2012, after due notice in the manner provided by law; and

WHEREAS, the said Commission has made a report to the City Council of the City of Hewitt, Texas, recommending approval of this rezoning request on a unanimous vote; and

WHEREAS, public notice was given and property owners within 200' were notified of the rezoning request as required by state law, and

WHEREAS, a public hearing in relation thereto at which parties in interest and citizens had an opportunity to be heard was held by the City Council of the City of Hewitt on August 20, 2012, after due notice in the manner provided by law; and

WHEREAS, the City Council of the City of Hewitt, Texas deems that this rezoning is in accordance with the Comprehensive Land Use Plan and is in the public interest;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS, THAT:

SECTION ONE. All that certain tract or parcel of land, known as 27.988 acres of land in the City of Hewitt, and Carlos O'Campo Grant, Abstract Number 32 McLennan County, Texas and out of that 63.210 acres described in a deed to JEV Properties, LLP of record as County Clerk's File Number 2007033160 in the Official Records of McLennan County, Texas. as requested by JEV Properties.

SECTION TWO. All ordinances, statutes, restrictions and regulations applicable to this property shall be complied with as well as all zoning restrictions and regulations that are applicable to this property.

SECTION THREE. Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined not to exceed Two Thousand and No/100 Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION FOUR. The caption of this Ordinance shall be published within ten (10) days of its passage in a newspaper of general circulation in the City of Hewitt.

SECTION FIVE. This Ordinance shall become effective ten (10) days after the date of its passage and upon its publication as required by law.

PASSED AND APPROVED this the 20th day of August, 2012 at a Regular Meeting of the City Council of the City of Hewitt, Texas.

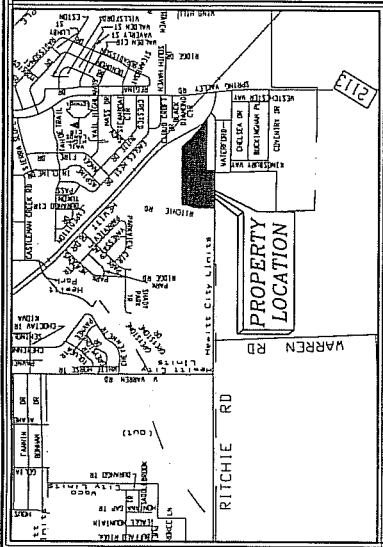
CITY OF HEWITT

BY: _____
Wilbert Wachtendorf, Mayor

ATTEST:

Lydia Lopez, City Secretary

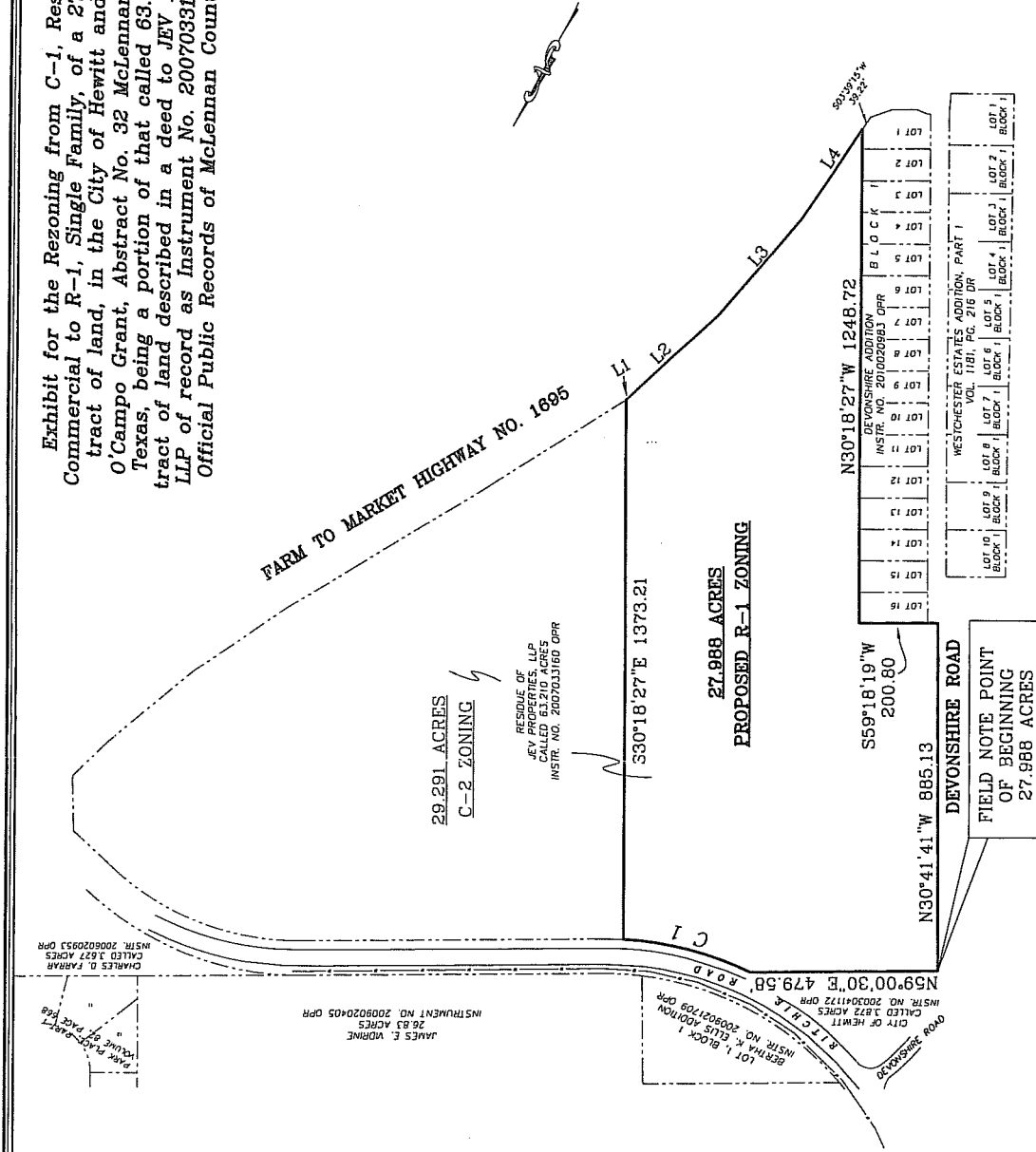
Exhibit for the Rezoning from C-1, Restricted Commercial to R-1, Single Family, of a 27.988 Acre tract of land, in the City of Hewitt and Carlos O'Campo Grant, Abstract No. 32 McLennan County, Texas, being a portion of that called 63.210 acre tract of land described in a deed to JEV Properties, LLP of record as Instrument No. 2007033160 in the Official Public Records of McLennan County, Texas.



VICINITY MAP SCALE = 1"=5000'

LINE	BEARING	LENGTH
L1	S27°58'00"W	3.39'
L2	S17°07'58"W	318.80'
L3	S10°45'11"W	320.46'
L4	S92°59'15"W	271.74'

CURVE	Ch. Bearing	Ch. Dist.	LENGTH	RADIUS
1	N23°31'28"E	337.88'	350.75'	872.00'



LETH LTD
 PO Box 23414
 Waco, Texas 76710
 (254-776-5151) (FAX: 254-776-5152)

0 300 600
 SCALE
 ADDRESS: RITCHIE ROAD AND F.M. 1695 DATE 07-02-2012
 WORK ORDER NO. 12-06-5998 DRAWN BY JBM
 DIGITAL FILE 12-06-5998.dwg FIELDBOOK/PG -

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